

# Accomplishments in Community Development



DHCD, through Neighborhood-Based Activity programs, strategically invests funds through housing development and community-based non-profit organizations to support the creation of economic opportunity and affordable housing preservation and development for its low-to-moderate income residents. The Department funds an array of activities that are tailored to the needs of the each neighborhood served and to the capacity of the non-profit organization that serves that neighborhood. Since FY 2001, the variety of activities funded from year to year has adapted to changing priorities and the availability of funds.

## Comprehensive Housing Counseling

Comprehensive Housing Counseling services assist tenants and homeowners in acquiring and maintaining safe, decent and affordable housing. Comprehensive housing counseling service providers conduct significant outreach and education in their specific communities regarding affordable housing opportunities (including information about non-governmental housing programs) for low- and moderate-income persons.

The services provided may include application intake and review for the Home Purchase Assistance Program (HPAP) and Single Family Residential Rehabilitation Program (Single Family Rehab), review and underwriting of loan applications for Single Family Rehab applicants, and the provision of several other types of individualized counseling for residents with housing issues, such as eviction counseling, mortgage default counseling, credit counseling, home/budget management, relocation counseling, renter counseling, homebuyer's counseling, and homebuyers clubs.



One of DHCD's Community-Based Partners, Lydia's House, services residents from this Ward 8 location. DHCD also provided funding through the RFP process for this community office building.

Since FY 2000, over 50,000 District residents have received housing counseling services. Results for FY 2005 are listed on the next page.



### Marshall Heights Community Development Organization - \$334,547

- » Provided housing assistance to 1,270 clients
- » Completed 12 HPAP workshops
- » Submitted 115 HPAP applications
- » Provided homeownership counseling to Section 8 Voucher Holders
- » Assisted 234 clients to avoid eviction
- » Counseled 1,270 clients in money management

### Housing Counseling Services, Inc. - \$403,547

- » Provided housing assistance to 3,105 clients
- » Established 219 new homeowners
- » Helped prevent 49 foreclosures
- » Solved 38 post occupancy problems
- » Processed 308 HPAP applications
- » Processed 41 Single Family applications
- » Helped resolve 89 landlord/tenant issues

### Central American Resource Center - \$165,000

- » Provided housing assistance to more than 2,000 clients
- » Promoted housing rights
- » Assisted clients in legal proceedings
- » Provided affordable housing workshops

### Latino Economic Development Corporation - \$253,864

- » Provided 630 clients with homeownership training
- » Provided general housing counseling to 2,529 clients
- » Submitted 16 HPAP applications
- » Provided credit counseling to 191 clients

### University Legal Services (NE) - \$343,001

- » Conducted 1,456 social/economic counseling sessions
- » Conducted 1,456 money/home management counseling sessions
- » Conducted 79 renter counseling sessions
- » Conducted 1,184 homebuyers counseling sessions
- » Completed 125 HPAP applications
- » Completed 22 Single Family Rehab applications

### University Legal Services (SE) - \$379,703

- » Conducted 1,170 social/economic counseling sessions
- » Conducted 974 money/home management sessions
- » Completed 55 Single Family Rehab applications
- » Conducted 114 renter/eviction counseling sessions
- » Conducted 874 homebuyer counseling sessions
- » Completed 120 HPAP applications

### Lydia's House - \$260,000

- » Conducted 127 rental counseling sessions
- » Conducted 398 housing counseling sessions
- » Conducted 43 homebuyer workshops
- » Conducted 26 financial literacy workshops
- » Completed 2 Single Family Rehab applications



## Commercial Corridor and Small Business Development

Commercial Corridor and Small Business Development services are provided in neighborhoods that have experienced economic decline. Funded projects help to support and strengthen existing businesses; broaden the mix of retail stores, restaurants, and services; provide technical assistance for small businesses; and provide greater access to capital for small neighborhood-based businesses.

Commercial Corridor activities are tailored to address issues for specific commercial areas. Funded activities may include outreach to and organization of the business community; coordinated marketing, promotion, and merchandising strategies; market analysis; "Clean and Safe" campaigns; and the establishment of Business Improvement Districts.

Small business development focuses on a wide range of support services suited to the needs of individual businesses in specific areas. These services include financial planning and management; computer and technology training; business plan preparation; loan referrals; loan application assistance; accounting and record keeping; advertising and marketing; inventory control; and security.

Since FY 2002, over 3,000 small business services have been provided. Services provided in FY 2005 are listed on the next page.



#### DC Chamber of Commerce Foundation - \$275,000

- » Provided direct technical assistance to 90 new businesses
- » Assisted 38 businesses in obtaining business registrations and/or licenses
- » Provided 3 businesses with technical assistance in obtaining loans/lines of credit
- » Assisted 9 businesses in obtaining minority business certification
- » Provided ongoing business training and workshops

#### Development Corporation of Columbia Heights - \$284,172

- » Conducted 7 advanced training programs
- » Conducted 5 assessment surveys/6 community orientation sessions
- » Served 247 area businesses and clients
- » Provided assistance to 3 local businesses at the Tivoli Square
- » Attracted 8 new businesses to the 14th & 11th Street corridors

#### Latino Economic Development Corporation - \$358,887

- » Provided direct technical assistance to 845 area businesses
- » Assisted in the expansion of 27 businesses
- » Assisted in the retention of 65 businesses
- » Conducted 25 business development workshops to more than 300 participants
- » Assisted in the approval of 15 small business loans

#### Marshall Heights Community Development Organization - \$170,417

- » Provided direct technical assistance to 80 area businesses
- » Assisted 4 businesses in obtaining bank financing to expand business operations
- » Provided business training workshops to 45 small businesses

#### Washington Area Community Development Organization - \$119,012

- » Provided loan packaging technical assistance to 5 businesses
- » Conducted 4 loan days to connect businesses with sources of capital
- » Provided technical assistance to 25 area businesses
- » Distributed over 30 small business development toolkits



## Operating Grants for Community Housing Development Organizations

DHCD provides a portion of its HOME entitlement grant from HUD to fund certified Community Housing Development Organizations (CHDOs) or CHDO activities. Investments in CHDOs under this program are for the purpose of creating decent and affordable housing in the District through predevelopment activities and some project delivery costs for selected affordable housing development projects.

Operating grants for CHDOs grew out of an effort to support non-profit developers, initiated through a partnership with the Washington DC Community Development Support Collaborative in FY 2003. Since that time, this overall effort has provided assistance for pre-development and project delivery costs to CHDOs that enabled the development of over 300 units of affordable housing in the District.



Funding provided to one of DHCD's Community Housing Development Organizations was used to fund this rehabilitation Ward 1's Shaw neighborhood. The rehabilitation was featured on "This Old House" in 2006.

## Storefront Façade Development

DHCD partners with qualified local nonprofit organizations to provide matching grants to small business and/or commercial property owners to make improvements to individual storefronts within a specified target area. Storefront development enhances the image and overall economic viability of neighborhood business districts by improving the function and appearance of individual building façades. In turn, the improvements spur new private investment in commercial properties in the same and adjacent commercial districts.

In FY 2004, DHCD made several significant changes to the storefront façade program, which served to: (1) increase the level of Department assistance, while reducing the matching funds requirement for business owners; (2) increase the assistance for allowable project delivery costs of the project sponsor; and (3) provide for more realistic timeframes from project initiation to completion. These changes have enabled community development sponsors to focus efforts on particular commercial corridors more successfully, thereby creating greater physical impact and strengthening the businesses in those neighborhoods.

Since FY 2001, more than 200 storefronts have been improved. A listing of projects is provided on the next page.



Project	Funding Year	Terms	Amount Funded	Units Improved	Completion Date
7300-7700 Georgia Ave., NW Gateway Georgia Avenue Revitalization Corporation	FY2001	\$10,000 grants; \$2,500 match	\$464,180	28	June 2004
1800-2200 MLK/1100-1700 Good Hope Road, Phase 1 Anacostia Economic Development Corporation	FY2002	\$10,000 grants; \$2,500 match	\$277,600	17.5	October 2003
East River Park/Metro Stop & Shop (Benning Road/Minnesota Avenue) Marshall Heights Community Development Organization	FY2002	\$10,000 grants; \$2,500 match	\$743,462	48	June 2004
400-1300 H Street, NE H Street Community Development Corp.	FY2002	\$10,000 grants; \$2,500 match	\$387,520	23	October 2003
3023-27 Martin Luther King, Jr. Avenue East of the River Community Development Corporation	FY2002	\$10,000 grants; \$2,500 match	\$43,200	3	December 2002
2600-6200 Georgia Avenue, NW, Phase 2 G3 Advisors	FY2003	\$10,000 grants; \$2,500 match	\$225,000	20	June 2004
1800-2200 Martin Luther King, Jr. Avenue/1100-1700 Good Hope Road, Phase 2 Anacostia Economic Development Corporation	FY2003	\$4000 no match grant; 3:1 match thereafter to maximum \$12,000	\$282,880	20	October 2006 (estimated completion)
Mt. Pleasant Street, Phase 2 Latino Economic Development Corporation	FY2004	\$8000 grants; \$2000 match	\$184,960	17	August 2006 (estimated completion)
Columbia Road Latino Economic Development Corporation	FY2004	\$8000 grants; \$2000 match	\$282,880	26	August 2006 (estimated completion)
6200 block of Georgia Avenue Emory Beacon of Light	FY2005	\$4000 no match grant; 3:1 match thereafter	\$178,246	12	October 2006 (estimated completion)





## Affordable Housing Preservation

Non-profit organizations provide early intervention with tenants who reside in properties for which federal housing subsidies are due to expire. Training, tenant awareness, organizational development assistance, and other assistance is provided. This program, which was initiated in FY 2004, has provided assistance to over 8,000 residents in over 80 multi-family residential properties. Below are results for FY 2005.

### Housing Counseling Services - \$361,308

- » Provided assistance to 17 Section 8 properties
- » Provided housing preservation assistance to over 1,500 units of affordable housing
- » Provided legal assistance referrals
- » Conducted tenant workshops on a monthly basis
- » Organized various tenant associations

### Development Corporation of Columbia Heights - \$200,000

- » Identified 25 properties threatened with expiring Section 8 contracts
- » Engaged 30 resident leaders
- » Trained 8 tenant organizations
- » Published 3 newsletters
- » Held 2 community information meetings
- » Conducted 3 two-day training programs

### Latino Economic Development Corporation - \$204,754

- » Assessed 5 expiring Section 8 properties
- » Preserved 355 units of affordable housing
- » Organized tenant association
- » Provided 8 tenant workshops

### Manna Community Development Corporation - \$223,828

- » Provided housing preservation assistance to over 940 units of affordable housing
- » Conducted ongoing tenant training sessions in 5 buildings located in Shaw
- » Helped sustain 4 tenant associations within buildings located in Shaw
- » Conducted the Shaw Freedom School, which attracted over 100 Shaw residents to interact and discuss housing issues of the neighborhood





## Other Community Development Efforts

- ▶ *Micro Loan Program (Administered by H Street CDC for DHCD)* - This program has provided financial and technical assistance to new and existing businesses in economically depressed areas on a city-wide basis. Each micro loan has a \$25,000 maximum loan amount. The program was completed in FY 2005, and will not be active in FY 2006.
- ▶ *Economic Development Program (Section 108 Loan Repayments)* – Section 108 loans are made for economic development and job generating projects.
- ▶ *Urban Renewal and Community Development Property Management* – DHCD provides property management services, rent collection, and limited maintenance for properties owned by the Department. In addition, DHCD provides oversight of the National Capitol Revitalization Corporation (NCRC) in its management of the former Redevelopment Land Agency (RLA) properties.
- ▶ *Community Development Planning Contracts and Program Development Studies* – This activity provides funding for technical consultant services such as land use planning, project feasibility studies, and environmental studies.
- ▶ *“Hot Spots” Crime Prevention* – In FY 2005, DHCD made funding available for this high-impact initiative that will enhance existing neighborhood crime reduction efforts in designated “Hot Spot” locations. Eligible initiatives include youth-based activities that promote community safety and/or specialized community policing training for residents and businesses. These efforts are coordinated with the Neighborhood Services Program, Ward-specific Neighborhood Services Coordinators (NSCs), and the Metropolitan Police Department. The first activities will be implemented in FY 2006.
- ▶ *Economic and Commercial Development* – In addition, major activities in economic and commercial development for the District are managed by the Office of the Deputy Mayor for Planning and Economic Development. DHCD’s strategy for economic and commercial development is a supportive neighborhood-based model, coordinating with locally-funded government programs of the Deputy Mayor such as ReStore DC and Main Streets to supplement DHCD’s housing development activity in a specific area.



## Targeted Investment Areas

Anacostia	Ivy City/Trinidad
Bellevue	Minnesota Avenue, Benning Road, NE
Columbia Heights	Near Southeast
Congress Heights	Pennsylvania Avenue, Fairlawn
Georgia Avenue, NW	Shaw
H Street, NE	Takoma
Howard University/LeDroit Park	

The Mayor has selected 13 areas of the District for targeted investment. The rationale for prioritizing investment in these areas is that they meet the characteristics outlined in the District of Columbia's FY 2006-2010 Consolidated Plan. The plan targets investment to:

1. Neighborhoods where crime, vacant housing and the absence of retail, educational, and social enrichment opportunities require long-term, sustained investment;
2. Emerging growth communities where development momentum has been established, but further periodic investment is needed, and where existing residents need housing assistance to prevent displacement;
3. Neighborhoods abutting government centers, Metro stations, and the Convention Center;
4. Neighborhoods with a dense concentration of tax delinquent, vacant, abandoned, and underutilized housing and commercial facilities; and
5. Gateways to the City, areas where visitors will form a first impression upon entering the District, which will set the tone for their interaction with the city.

Targeting these areas for strategic investment is anticipated to increase affordable housing opportunities for households that have experienced the pressure of rising housing costs. It will also leverage private investment to ensure that neighborhood-serving commercial opportunities, community facilities, and services are created and maintained.



## Neighborhood Revitalization Strategy Areas

### Georgia Avenue Corridor

The Georgia Avenue Corridor was submitted as a Neighborhood Revitalization Strategy Area (NRSA) to the U.S. Department of Housing and Urban Development, in conjunction with the District of Columbia Fiscal Year 2000 Consolidated Plan. The city has worked to address economic development along this almost 5-mile corridor by approaching it as a single linear neighborhood. The Georgia Avenue Corridor, which has a distinct identity because it is one of the major north-south transportation routes connecting Maryland to downtown D.C., includes the 39 census blocks that abut Georgia Avenue from Florida Avenue, N.W. to Eastern Avenue, N.W. Portions of the lower end of the strategy area already qualified as an NRSA because of their federal designations as Enterprise Communities.

The NRSA development strategies include job creation, housing development, employment and entrepreneurial training and infrastructure development. A combination of projects and program activities has been identified to serve as the core tools for revitalizing the Corridor.

	Performance Measures	Accomplishments
Job Creation	Create 50 new jobs each year Create 5 new businesses each year Attract 3 major employers by 2004	<b>2001-2004</b> DHCD funded the DC Marketing Center as part of its citywide program to market this neighborhood corridor to facilitate bringing additional retail services to the corridor and retaining existing businesses.
		<b>2005</b> Marketing Center continues to market Georgia Avenue to prospective businesses.
Housing and Community Development	Rehabilitate 20 single-family homes by 2001 Create 135 new homeowners by 2002 Provide loans to assist in the rehabilitation of multifamily units	<b>2001-2004</b> DHCD provided funds to develop 13 units of transitional housing and 17 affordable condominium units. The 13 units were for Partner Arms II and the 17 units were for the Rittenhouse Condominiums. (Both were closed in 2001.)  DHCD completed the underwriting and closed in September 2004 on a special needs housing project with 8 units located at 6411 Piney Branch Road NW, just one block east of Georgia Avenue.  In FY 2004, DHCD's First Right to Purchase Program assisted tenants at 3128 Sherman Ave. NW (one block west of Georgia Ave. and in the NRSA) to purchase their 13-unit building.
		<b>2005</b> DHCD funded a project at 4211 2nd Street NW for the rehabilitation of 23 units in a long-vacant building. The project is under construction.



## Carver Terrace/Langston Terrace/Ivy City/Trinidad NRSA

DHCD applied to HUD for the designation of the Carver/Langston Terrace/Ivy City/Trinidad (CLTICT) communities as a Neighborhood Revitalization Strategy Area (NRSA) in August 2000. The application was approved in October 2000. The CLTICT NRSA includes five census tracts defined by New York Avenue, Florida Avenue and Bladensburg Road, and includes Gallaudet University and the Farmer's Market, as well as major residential and light industrial developments.

The NRSA development strategy includes job creation, housing development, employment and entrepreneurial training, and infrastructure development. A comprehensive set of projects and programs has been developed around these four areas to serve as the core tools for revitalizing the neighborhood.

	Performance Measures	Accomplishments
<b>Job Creation</b>	Create 25 new jobs each year Create 3 new businesses each year Attract 12 new businesses by 2005	<b>2001-2004</b> Forty-one (41) jobs were created by the Birthing Center. Fourteen (14) jobs were created by the Health and Child Development Center.
<b>Housing and Community Development</b>	Create 600 affordable/mixed-income units Construct one, 80-slot day care center Construct one birthing and well-care center for low-income residents Develop three computer-learning centers	<b>2001-2004</b> The Carver Terrace Health and Child Development Center was completed in FY 2002.  The DC Developing Families Center was completed in FY 2000, providing 64 day-care slots.  Twenty-eight (28) units completed. In addition, 37 single-family rehabilitation projects were completed under a grant agreement in Trinidad.  Carver Terrace Apartments' (312 units) construction loan through DHCD was financed and executed in FY 2004.  Carver Terrace Community Center – DHCD helped finance construction of a community center located at 2026 Maryland Ave. NE.  A commitment was made for MANNA, Inc., to receive funding in FY 2004 to renovate 3 Homestead properties totaling 30 units.



	Performance Measures	Accomplishments
Employment and Entrepreneurial Training	Train youth entrepreneurs Train community residents in housing construction, lead/asbestos abatement trades, and landscaping services Conduct career fairs each year	<p><b>2001-2004</b> Trinidad Concerned Citizens for Reform (TCCR) started an Adult Education Center.</p> <p>The Youth Services Administration is constructing a training center and is working with Ivy City Patriots to enroll students.</p> <p>Trinidad Concerned Citizens are preparing a Memorandum of Understanding with the Dept. of Employment Services (DOES).</p>
Infrastructure Improvements	Plant 1,000 trees Renovate 2 community parks by 2003 Upgrade roadways at New York and Montana Avenues Repair bridge at New York and Florida Avenues	<p><b>2001-2004</b> Ivy City Patriots have planted flowers in the community. TCCR partnered with Urban Forest to plant trees in the neighborhood.</p> <p>DDOT initiated several traffic calming studies in the Ivy City community.</p> <p>TCCR is working with the Dept. of Parks and Recreation (DPR) to improve its partnership for the tree planting agreement.</p> <p>The Department of Transportation (DOT) has budgeted out-year funds for New York and Montana Avenues. DDOT is in the design phase for the bridge repair at New York and Florida Avenues.</p> <p>The DPR is in the design phase for refurbishing the basketball and tennis courts at Rosedale and the new Trinidad Recreation Center.</p>
		<p><b>2005</b> The Department of Transportation has designated H Street and Benning Road as "Great Streets". As such, this major corridor will receive enhanced infrastructure upgrades including lighting and tree plantings. Additionally, the intersection of Bladensburg Road, Maryland Avenue, 17th Street and Florida Avenue, has been identified as the "Starburst" intersection.</p> <p>Public meetings held in conjunction with the Department of Transportation and Project for Public Spaces resulted in several redevelopment options that provide for pedestrian safety and enhanced open space and public amenities.</p>
Economic Growth	Increase retail space and promote 25 new businesses	<p><b>2001-2004</b> District agencies have moved within the NRSA boundaries, to date. "Dream", an entertainment venue, located to this area.</p> <p>At Hechinger Mall, National Wholesale Liquidators relocated to the area.</p>
		<p><b>2005</b> A major mixed-income, residential development is planned for the triangle located at Bladensburg Rd., Maryland Ave., and K Street. The developer has had several conversations with the Office of Planning and the community to vet the project and make improvements to the overall design.</p>

